

MINUTES  
TOWN OF SPRINGDALE  
JOINT PLAN COMMISSION & TOWN BOARD MEETING  
MONDAY, APRIL 24, 2023 AT 7:00 PM

Approved: May 22, 2023

1. **Call to order, Certification of compliance with the Open Meeting Law, Quorum is present, Approval of the agenda, (Public input at the time of each agenda item may be permitted.)** Meeting held in-person at Town Hall and broadcast via Zoom. Jester called the meeting to order at 7 PM; a quorum of A. Jester, E. Bunn, K. Altschul, R. Bernstein, and J. Hanson present at Town Hall. A quorum of the Town Board – Hefty and Schwenn (Rosenbaum absent) – also present, along with Administrator/Clerk Arthur and Deputy Clerk Kalscheur. Jester confirmed that the meeting was posted on 4/20 in accordance with the open meetings law.

2. **Minutes of March PC meeting.**

**MOTION** (Bunn/Altschul) to approve the minutes with no changes. Bernstein to abstain as he was not at the meeting. 3 aye, 0 nay, 1 abstain. Motion carried. (Hanson arrived during the vote).

3. **W. and K. Weber/ CSM Consistent with Concept Plan/ 8271 N Riley Rd/ Sec 2.**  
**Request:** To recommend to the TB that the preliminary CSM dividing this land into two lots over 35 ac is consistent with the concept plan approved in 2019. Both lots will retain the density units as apportioned in the original concept plan. Lot 1 (west of the river) will retain the 4 density units and Lot 2 (east of the river) will retain the original house as well as the 2 additional density units.

Background: These lots are both over 35 ac and, as a result, do not need to be reviewed by Dane County. Springdale's land use plan requires a CSM for land between 35 and 80 ac. This division into two lots is consistent with the concept plan on file and the density units are retained as indicated on the plan.

Discussion: Weber family wishes to sell their home and land east of the river with the 2 density units. The land does not need to get rezoned because no new lots are being created for residential development and the acreage of both lots is still appropriate for the AT-35 zoning district.

**MOTION** (Altschul/Bunn) to recommend to the TB approval of the preliminary CSM dividing the lands into 2 lots over 35 acres as consistent with the original concept plan from 2019, with both lots retaining the originally apportioned density units. 5 ayes, 0 nays, motion carried.

4. **W. Steele/ Retiring Density Units from Richardson Concept Plan/ Town Hall Rd/Sec 20.**

Request: To recommend to the TB that the two density units conveyed along with the ~90-acre parcel purchase be retired.

Background: This purchase does not require a CSM because it is over 80 acres (land use plan, pg. 8).

Discussion: Steele will provide the town with a copy of the receipt of the recordation of the deed restriction indicating the retiring of the density units.

**MOTION** (Bernstein/Bunn) to recommend to the Town Board that the Richardson density units conveyed to Steele are to be retired on the purchased 90 acres. 5 ayes, 0 nays, motion carried.

**JOINT MEETING OF THE TB FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEM(S) ABOVE.** Hefty called the meeting to order at 7:17 PM, quorum of Hefty and Schwenn present at Town hall. Rosenbaum out of town.

- **W. and K. Weber/ CSM Consistent with Concept Plan/ 8271 N Riley Rd/ Sec 2.**

**MOTION** (Hefty/Schwenn) to approve the PC recommendation of the preliminary CSM dividing the lands into 2 lots over 35 acres as consistent with the original concept plan from 2019, with both lots retaining the originally apportioned density units. No further discussion. 2 ayes, 0 nays, motion carried.

- **W. Steele/ Retiring Density Units from Richardson Concept Plan/ Town Hall Rd/Sec 20.**

**MOTION** (Schwenn/Hefty) to approve the PC recommendation that the Richardson density units conveyed to Steele are to be retired on the purchased 90 acres. No further discussion. 2 ayes, 0 nays, motion carried.

- **Adjournment**

**MOTION** (Schwenn/Hefty) to adjourn at 7:19 PM. 2 ayes, 0 nays, motion carried.

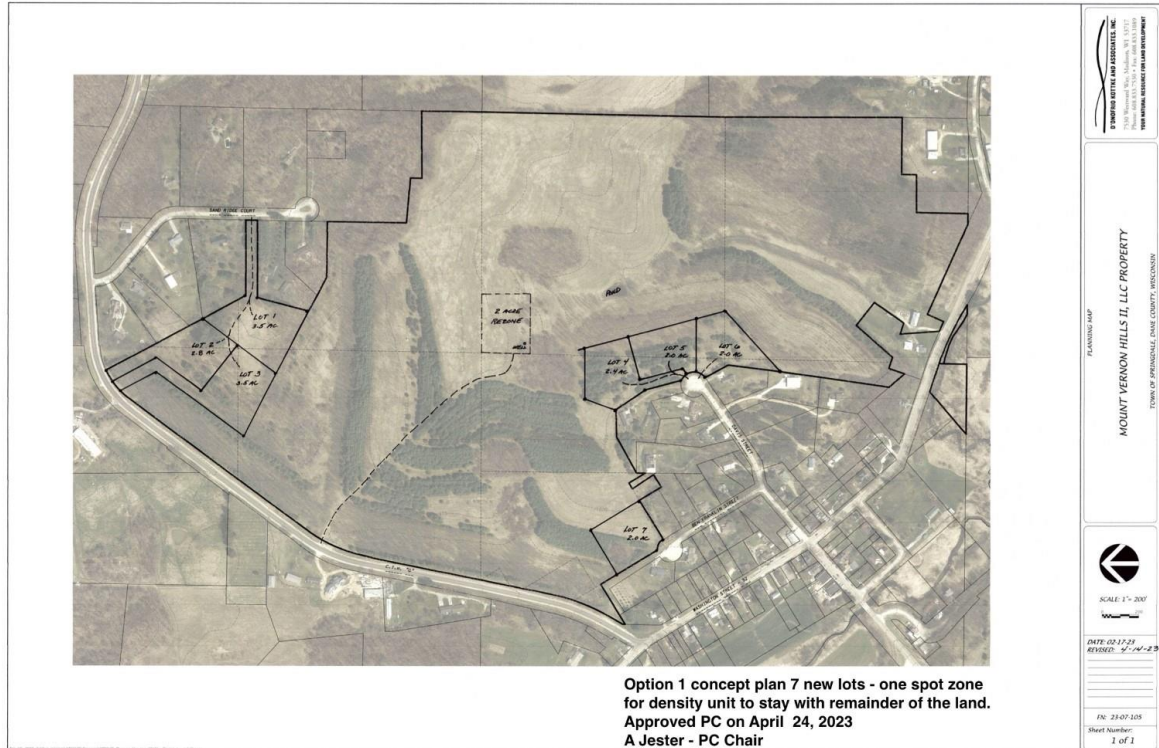
5. **Mount Vernon Hills II LLC/ Concept Plan/ CTH G/ Mount Vernon/ Sec 34.**

Request: Approve the proposed Option 1 concept plan for 7 additional density units, and one density unit to be spot-zoned for residential development on the remainder of the land after the 7 lots are created.

Background: A site visit was conducted on March 25, attended by Jester, Altschul, Sullivan, Bernstein and Rosenbaum. Lou Heitke owns the land called Mount Vernon Hills. As of the plan adoption date these lands exclusive of right of way were recorded as 165 ac. There was no original farmhouse with this land in 2002.

Discussion: Option 1 gives 7 new density units plus one to stay with land. The presented Option 1 uses frontage on Sand Ridge Ct. for a 3-lot shared driveway. These lots are sized to match the existing neighborhood. 3 lots off Davis St. and one lot off of Ben Franklin St. use existing frontage and are sized at 2 ac to preserve a large contiguous swath of land. That remainder land may have one density unit associated with it. It would need to be a 2-ac spot zone for residential development. It is located near an existing well and electric and could be accessed via the farm road on G (contingent on Dane Co. highway approval). Ron Klaas (owner, D'Onofrio, Kottke, and Associates) present at Town Hall along with landowner, Lou Heitke. Bernstein questioned whether the land use plan supported lot 7 off of Ben Franklin as it cuts up an agricultural field – perhaps we could make the lot bigger to include the entire field. Jester – field is larger than 2 ac; land use plan says lots shouldn't be over 2 acres, especially with the surrounding area all small lots and hamlet. Bernstein feels that a lot including the agricultural field could help encourage more local small agriculture. Jester – land use plan allows for higher density in Mt. Vernon; different than other places in Springdale.

**MOTION** (Jester/Bernstein) to approve the Option 1 concept plan for 7 additional density units, and one density unit to be spot-zoned for residential development on the remainder of the land after the 7 lots are created. Lots off of Davis and Ben Franklin Streets are not to exceed 2 acres to be consistent with the surrounding land and concept plan. No further discussion. 5 ayes, 0 nays, motion carried.



6. Tallard Farms and Land LLC / Pre-Application for Concept Plan and Schedule Site

**Visit/ Approx. 1635 Lewis Rd/ Sec 31.** Neither applicant nor applicant's representative was in attendance. Will need site visit, but applicant is not present to schedule. No further discussion.

7. **Discussion Only: Proposal from working group for Town of Springdale Solar Ordinance.** General discussion about the completed draft ordinance, which will now go to the Town Board for their discussion and action.

8. **Adjourn.**

**MOTION** (Bernstein/Altschul) to adjourn at 8:15 PM. No further discussion. 5 ayes, 0 nays, motion carried.

*Minutes taken and submitted by Administrator/Clerk, Jackie Arthur.*